149.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,700 / 668,700
					USE VALUE:	668,700 / 668,700
					ASSESSED:	668,700 / 668,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEDY MARION/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	62 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY MARION -
Owner 2:	-
Street 1:	62 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Asbestos Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5577.000	254,200	3,400	411,100	668,700
Total Card	0.128	254,200	3,400	411,100	668,700
Total Parcel	0.128	254,200	3,400	411,100	668,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.22 /Parcel: 434.22

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98076

GIS Ref

GIS Ref

Insp Date 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0014.0

!11641!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,200	3400	5,577.	411,100	668,700		Year end	12/23/2021
2021	101	FV	246,400	3400	5,577.	411,100	660,900		Year End Roll	12/10/2020
2020	101	FV	246,800	3400	5,577.	411,100	661,300	661,300	Year End Roll	12/18/2019
2019	101	FV	197,900	3400	5,577.	411,100	612,400	612,400	Year End Roll	1/3/2019
2018	101	FV	197,900	3400	5,577.	364,100	565,400	565,400	Year End Roll	12/20/2017
2017	101	FV	197,900	3400	5,577.	305,400	506,700	506,700	Year End Roll	1/3/2017
2016	101	FV	197,900	3400	5,577.	305,400	506,700	506,700	Year End	1/4/2016
2015	101	FV	193,000	3400	5,577.	264,300	460,700	460,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:51:05

LAST REV

Date	Time
03/26/18	10:20:08
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11641

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY MARION	1243-122		10/10/2001	Family	1	No	No		
	760-67		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	98076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/1998	656	Manual	400					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Entry Denied	372	PATRIOT
10/28/2008	Meas/Inspect	345	PATRIOT
1/12/2000	Inspected	276	PATRIOT
11/18/1999	Measured	268	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5577		Sq. Ft.	Site		0	70.	1.05	8									411,116						411,100	

Total AC/HA:	0.12803	Total SF/SM:	5577	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,116	Spl Credit		Total:	411,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33181810
Const Adj.:	0.92685390
Adj $ / SQ:	160.472
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368435
Depreciation:	114215
Depreciated Total:	254220

COMMENTS

WALK UP UAT OF-BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

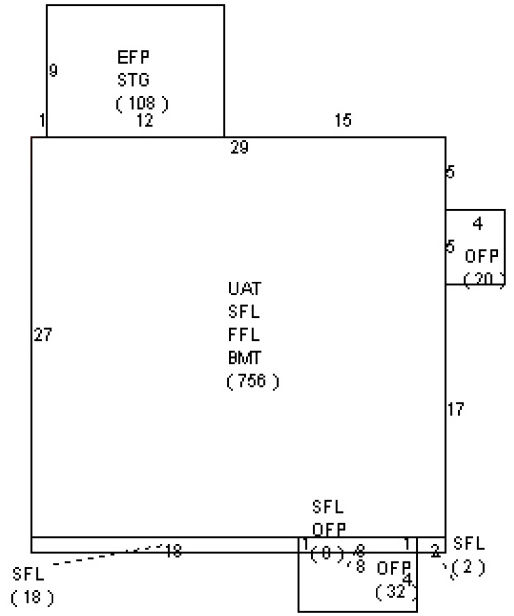
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.47
Special Features:	0	Val/Su Net:	92.07
Final Total:	254200	Val/Su SzAd	165.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	784	160.470	125,810
BMT	Basement	756	48.140	36,395
FFL	First Floor	756	160.470	121,317
UAT	Upper Attic	189	64.190	12,132
EFP	Enclos Porch	108	48.600	5,249
STG	Storage	108	7.280	786
OFP	Open Porch	60	40.780	2,447
	Net Sketched Area:	2,761	Total:	304,136
Size Ad	1540	Gross Area	3328	FinArea 1540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X21	A	AV	1934	26.90	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc